

Minutes of a CDA Meeting held by the Town Board of the Town of Riverhead, at Town Hall, 200 Howell Avenue, Riverhead, New York, on Tuesday, October 17, 2000, at 7:00 P.M.

Present:

Robert Kozakiewicz,	Chairman
Christopher Kent,	Member (arrived: 7:19 p.m.)
James Lull,	Member
Edward Densieski,	Member

Also Present:

Andrea Lohneiss,	Director
Barbara Grattan,	Town Clerk
Dawn Thomas, Esq.,	Town Attorney

Absent:

Philip Cardinale,	Member
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Chairman Kozakiewicz called the meeting to order.

Chairman Kozakiewicz: "There's the first public hearing on tonight is a CDA hearing and ask that the hearing for the CDA be opened. I declare the public hearing open and if you would, Melissa, please read the publishing and posting."

Melissa White: "I have affidavits of publishing and posting for a public hearing to be held at Riverhead Town Hall, 200 Howell Avenue, Riverhead, New York on November 8, 2000 at 7:05 p.m. regarding the consideration of whether the State University of New York at Stony Brook to be designated the "qualified and eligible sponsor" for the redevelopment of land of 50 acres located within the Enterprise Park at Calverton."

Chairman Kozakiewicz: "Thank you, Melissa. Yackov Schumach, please."

Yackov Schumach: "Good evening. My name is Yackov Schumach and I'm the Dean of Engineering of Life Sciences at SUNY, Stony Brook, and I'm also the Vice-President of Islamic Development at SUNY Stony Brook and I would like to thank the Town Board for the opportunity to speak (inaudible)."

I'm speaking tonight in favor of the request and the opportunity that we have before us, for the University at Stony Brook to have a presence in the Town of Riverhead. We are looking forward to applying our resources and talent to the development of the Riverhead facility and we are proposing to start by establishing a business incubator on the campus here.

Our goal is to grow a campus facility on 50 acres of land, we're requesting. A business incubator, you know there are many (inaudible) business incubators now that have started up on Long Island, and in fact all over the nation. Stony Brook has been one of the lead institutions in that arena. On campus, we have two incubators. One is the Long Island High Tech Incubator which has been in existence for about I believe around 12 or 15 years now- oh my gosh. And as a year and a half ago, two years ago, we also established a software incubator.

Incubators essentially help the start up of new high tech companies in our region. It's been a hot topic in the media and there are many successful companies that have resulted from the incubators. And I'll talk a little bit about some of the success stories that we've had.

What we see the incubator is doing is bringing the university, industry and government and in this case it's the local government, the state government, the federal government, to try and develop new companies and new technology and essentially develop a healthy work force in New York State.

What we are proposing to do as initial step is the development of an incubator of about 16,000 square feet. We're looking at bringing in companies, industries, that are appropriate to the local area. In particular, we're looking at companies in the area of agriculture, aqua-culture, and life sciences, and that is most appropriate for this area.

We have some very powerful resources available to us at Stony Brook that we're going to try and help to bring (inaudible). One of them, we have a world class marine sciences research center at Stony Brook with strong programs in waste management, groundwater. We have a groundwater institute, many others. We also have two centers for advanced technology. Stony Brook is the only university in the state of New York that has two centers for advanced technology. One is in the area of bio-technology and the second is in the area of (inaudible). Both of them have- will have resources that can

essentially assist the companies that would move into the incubator.

We have a program for the (inaudible) which is a program that tries and brings together the resources of colleges of engineering and the state university system to help starter companies develop their products. We are also looking at working with Cornell Extension; we're looking to bring their resources to (inaudible) here also and we're also working with some of the technology organizations on Long Island such as Long Island (inaudible) Technology and the Long Island (inaudible) Network.

Now, some of the benefits that we (inaudible) see as being benefitting to the Town of Riverhead will be assistance with the redevelopment of the site. We're looking at the incubator as being a catalyst of broad high-tech industry in this area and the fact that we can bring a very rich source of technical and (inaudible) resources to the community.

Now, our experience has been- I'll give you an example of our incubator, the Long Island High Tech Incubator which is being used as an example of what- how an incubator should be run and the benefits it can accrue to us from an incubator. (Inaudible) right now has 25 tenants and the building is already full to the hilt. This- we've already had two phases of that building. The first phase was about 30,000 square feet and phase two was an additional 30,000 square feet.

Tenants are expanding. They're essentially leaving and moving on to industrial areas around us. Right next to the Stony Brook campus, is the (inaudible) which is- I believe it's called the Stony Brook Technology Center. They have well over 500,000 square feet already filled up with companies.

The graduates from our Long Island High-Tech Incubator, we're employing about 600 employees on the Island. They occupy- the graduates occupy over 150,000 square feet of space earning in the tens of millions of dollars every year. We established an incubator a year and a half ago; it's already full. (Inaudible) It's only about 5,000, 6,000 square feet. It's full and we're looking at the first graduate from that incubator coming in within about three to six months. So we've already had some successes there.

And we're also very fortunate in that Stony Brook's- our Director of Economic Development, Mr. (inaudible) who happens to be with me here, also chairs the Long Island Regional Incubator Council.

Having Stony Brook here at Calverton, can be a magnet for high tech companies to move into this area. We have a history of working with companies. We have a history of working with the industry associations that promote the growth of technology companies on the Island. An example is the Hauppauge Industrial Association and I've already mentioned them (inaudible). We work very closely with economic development agencies, whether it's Suffolk County, Town of Brookhaven, and we'll certainly work very closely with the Town of Riverhead to attract the appropriate businesses.

We are also- you know, we've asked for 50 acres and the reason we ask for that space is because Stony Brook is making a commitment to the Town of Riverhead. We see this first phase of an incubator, an incubator as being the first phase of what Stony Brook is going to be doing out here. We are looking at- we are looking 20 years from now; we're looking 10 years from now, as we see that there are some tremendous opportunities certainly for Stony Brook, but certainly also for the Calverton site. As companies move in, we're going to have to develop programs that meet the needs of those companies and industries in this high tech arena. So, we're looking at (inaudible); we're looking at research centers as being developed over the next 5, 10, 15 years.

So we are very much- very excited about this and I'm certainly authorized to tell you that this is a very strong commitment by SUNY at Stony Brook to work with you in the development of the site. Thank you very much."

Chairman Kozakiewicz: "Thank you."

Member Densieski: "Thank you."

Chairman Kozakiewicz: "Jim Finkel. Is Jim here? Okay. Jim. I understand you wanted to give us a little bit of information about the current incubator. You are in charge of that, is that correct?"

Jim Finkel: "That's correct."

Chairman Kozakiewicz: "Your name again for the record."

Jim Finkel: "My name is Jim Finkel. I'm the manager at the high tech incubator at Stony Brook. I currently have 24 companies in the building, six on campus and four companies in a program called Incubator Without Walls. During the past six years, we've had a dozen or so companies graduate from our building. They generate upwards of

\$100 million and have over 600 employees. That number changes depending on the economy, but it's over 600 employees.

We currently have so much demand for the incubator that we have adopted a 36 month graduation policy and in an incubator that means that we have a lease that expires after 36 months. In the life sciences, we allow up to nine years since those companies in biotechnology or in pharmaceuticals, primarily need seven to nine years to get their- get through the three phases of clinical trials and bring those pharmaceuticals to market.

We have a combination of businesses in electronics, sensors, software, hardware. We have a fellow that's developed a compound that kills tumors. We have a device that came out of California, a breast cancer detection device, that came out of Star Wars- developed in Star Wars. These are the types of technology, types of companies that you're going to find are being developed by people that live in the Town of Riverhead or just for the last- in the Town of Brookhaven. And as I was saying to several of the visitors recently, you have a world class research institution just to the west, BNL, and many of those people from there, scientists and staff, were our early companies. We did not attract people from Grumman Aerospace as we thought, but we attract many scientists from Brookhaven National Laboratory.

So in conclusion, I'd say that I'd like to invite the Town Board and anybody from the Town of Riverhead that would like to come and see an eight year old incubator, probably one of the best incubators in the United States I'd like to say, and invite you to come and take a look. I'll bring everybody around, anybody a tour. We set up tours early in the morning for working people. I'll stay at night. We can set up night tours. But to get a hands on view of what an incubator is, what the companies do inside, is probably the easiest way to convince you that this is a good idea."

Chairman Kozakiewicz: "Okay. Question. With regard to the companies that graduate or leave the incubator, what have you found as far as where they locate to?"

Jim Finkel: "Well, we- we say about 25 companies graduated over the last 13 years, three companies moved out of state; one company moved to Tucson, Arizona because his wife wanted to live in Tucson, Arizona. That's now a \$250 million dollar lithium battery company. Company number two, (inaudible), his wife was a pediatrician and was offered a position with (inaudible) in Silicon Valley. So they moved

their company, (inaudible) Pharmaceuticals, out to Silicon Valley. That has 35 employees.

And the last company, I can't remember the name because this occurred prior to my employment, but they took the technology, they searched for a CEO and he was living in Philadelphia and said move the company to where I live. And that's what happened. That's how we ended up, for example, with Curative Health Systems. Curative was a wound treatment- a wound treatment system that was developed at the University of Minnesota, somehow it came to Stony Brook and then at that point they started looking for a CEO and the CEO happened to live in Suffolk County. So Curative developed its product not in Minnesota where it was originally developed, but in Suffolk County.

We have- the rest of the companies have stayed here and, for example, one company just sold a percent of its shares for \$200 million dollars in the last two weeks. We have Vasal Medical (phonetic), a pumping system that was developed in China, refined it, and now it's a fantastic alternative to open heart surgery that's based in Westbury. Four or five of our companies are now traded publicly. We- several of the little companies, little software companies, hotel interactive, professional business systems, there's anywhere from eight to 15 employees but these are good, solid, white-collar jobs. And they're the type of jobs that represent the majority of businesses here on Long Island."

Member Densieski: "A company graduates and moves within a close location, can they still use the information pool at the incubator?"

Jim Finkel: "That's what we have found to be the case. They never give up that mother hen. We never cut the cord. We invite them to use the facilities. We invite them to come back and teach the new kids on the block. They have just gone through- and I feel- they've just gone through licensing their product and for the most part they'll come back and the new companies really listen hard when they see a success story. So that's what we'd like to see happen in terms of bio-technology in general and in terms of bio-science in particular. We'd like to develop a real hard core of businesses because then we could attract more and more employees."

What we've found is if we can get a job for a student at Stony Brook or at any of the other local universities in the bio-sciences, they won't have to leave the area. And the more companies that we have in the bio-technology and bio-sciences, the competition is greater and that ends up being good for those employees."

Member Kent: "Where is it located exactly, the incubator that- "

Jim Finkel: "We're right next to University Hospital on the east side of the campus, the east side of Nichols Road."

Member Kent: "How many acres do you occupy there, do you know?"

Jim Finkel: "We have 10 acres. The State legislature gave us two five acre parcels, the first five acre parcel is now completely developed. We have two buildings totaling 62,000 feet with a 10,000 square foot basement and parking for approximately 75 cars. We have two small interior roads and we adjoin a recharge basin."

Chairman Kozakiewicz: "Thank you, Mr. Finkel. Anybody else who would like to address the Board with regard to this public hearing? Yes, come on forward."

Member Lull: "Joan Griffin had her hand up."

Chairman Kozakiewicz: "Does she? Okay. I didn't see it."

C. Munsie: "inaudible), Town of Riverhead."

Chairman Kozakiewicz: "You've got the right one."

C. Munsie: "I've seen the plans for this. It looks like a nice operation. There's one concern that I have, the parking lot. And I might (inaudible) it was like facing the main road, the parking wasn't like hidden behind a building so if somebody drove by, they'd see a bunch of cars in the front. Maybe the parking lot could be put in the back (inaudible) see it driving by. And I think one of the proposals was (inaudible), was going to go- you know, it might be not as picturesque if the parking was arranged so that when you drove by, there was a nicer looking building to look at."

I heard the gentleman here speak a couple times, a \$100 million dollars here, a \$100 million dollars there, \$200 million here, \$200 million dollars in another place. I was just wondering if Stony Brook already sponsored an incubator, do they get a percentage of the companies that they help out?"

Chairman Kozakiewicz: "Mr. Finkel."

Jim Finkel: "That's actually a great question. There are

incubators throughout the country. There's about 665 incubators around the United States and about 75 high technology incubators. For the most part, those 75 high tech incubators are university related and they don't take equity in the companies. That's not to say that our Board hasn't discussed that issue and may take equity in the future. But for the time being, we don't take equity.

What we have seen and here's where this turns out to be a great question. We have had one of our graduates who left- who entered the program with 15 employees, now has 150, he's donated over a million dollars a year to the University. In addition, he paid for the bicycle path. After his son was killed, he paid for a bicycle path around the entire campus and dedicated it in memorial to his son.

We have another company that's one of my anchor tenants right now, they provide jobs for students, internships for students. They give grants to the university. We see a lot of synergy between the university and the businesses that develop over the course of the time that they're in the program. So what we say is, we will just live on the rent that we get from the tenant and if you want to be generous, please go across the street and give it to the university."

Chairman Kozakiewicz: "Thank you. Mr. Munsie."

Mr. Munsie: "Thank you. Hopefully, they'll be kind to Riverhead, too. You know, plan to participate. The other thing I was thinking when I mentioned about whether (inaudible). When I grew up- I grew up in that area when I was younger and I noticed that the college and the university (inaudible) but there was (inaudible), good with the bad and there was a situation- I don't know if it's there anymore because I don't live there anymore, where students would take (inaudible) whether it was single family zoning, you might have eight or nine students living in a house and it would, you know, put more strain on the tax burden in the town as well as lower the property values around that house. So, hopefully, that doesn't happen."

Member Kent: "Is there going to be any educational component, any classes, in conjunction with this?"

Yackov Schumach: "Yes. Not immediately but as the Calverton site is developed, as more companies come in, as the need for specialized courses or special instruction, then we will provide that. And there are dorms- the campus has dorms. I think we have about 7,000 dorm rooms now so the university has come a long way (inaudible)."

I think the one thing, if you look at campuses especially campuses with medical schools, engineering schools and so on, they do tend to be a magnet for the good of high tech companies in the area. If you look around the country, whether it's Route 128 in Massachusetts or Silicon Valley or the North Carolina triangle, it's all based on high tech universities being in the region (inaudible)."

Chairman Kozakiewicz: "Thank you. Joan Griffin, did you have your hand up in the back?"

Joan Griffin: "Yes. Good evening, Joan Griffin, Calverton. I have a few questions on this. First of all, who pays for the water, electric, staff and internet access at this incubator?"

Chairman Kozakiewicz: "Well, I'll try to answer the questions. First, I would note that the purpose of today's hearing, just so it's clear, is to determine the question of whether SUNY Stony Brook should be determined to be an eligible sponsor which is the question that's put before us as part of the scope by the Community Development Agency. These issues are use issues that would obviously come in down the road and be involved as part of that."

Joan Griffin: "I'll save that question then."

Chairman Kozakiewicz: "Well, okay, but I mean as far as who would pay for it, it would be SUNY Stony Brook is who's going to pay for it. I'm not trying to avoid the answer but just so you understand what the hearing is. The hearing is to- the question of determining eligibility, whether they should be determined to be an eligible sponsor, whether they're qualified under that General Municipal Law provisions."

Joan Griffin: "Okay. And the feasibility study. On page 36, it says Calverton site may be the ideal construction of an east end municipal solid waste composting facility because of its isolation from the residential community. Is that one of the things that's going in there?"

Chairman Kozakiewicz: "A compost facility?"

Joan Griffin: "I'm reading it right out of the feasibility study."

Member Lull: "Don't need one, got one next door."

Monique Gablenz: "My name is Monique Gablenz. I'm the Executive Director of the Riverhead Industrial Development Agency. I was one of the authors of that feasibility study. That was done probably back in 1995. What that study did was identify the potential businesses in a potential area in agriculture, aquaculture and environmental technology that might be advanced as such a business incubator. Certainly we don't expect that that will be one of the particular businesses that will be interested in this site."

Joan Griffin: "Because if it is going to come to the site, it doesn't seem compatible with other things that are trying to go in the site like the aquaculture, agriculture and (inaudible), the Grumman area, the Burman deal, to have a solid waste management company, transfer station, all that is there. I mean have you look into on the north side?"

Chairman Kozakiewicz: "These are research and development type of companies. If you look at the plan, the plan is providing for spaces of about 500 square feet as far as these businesses are concerned. And it's, you know, it's not as if there's going to be an advantage or an opportunity for a large composting type of facility, and we've heard that- there's not an interest in it. But, if you look at the plan that's on display, it sets forth the proposal of the sketch that's been done in conjunction with this proposed incubator and it lays out the size of the spaces that will be occupied. So, just to respond to that."

Joan Griffin: (Inaudible)

Member Kent: "What is the feasibility study that you are reading from? What is that?"

Joan Griffin: "The 1995 feasibility study. (Inaudible), I see that everybody has a copy up there- "

Member Kent: "No, I don't."

Member Lull: "No. That was the HR&A study, Chris. Five places in that HR&A study- "

Member Densieski: "Oh, no. She's talking about the feasibility study, Jim."

Chairman Kozakiewicz: "No. This- just so it's clear, this is the feasibility study for the- "

Member Densieski: "Incubator."

Chairman Kozakiewicz: "-- the footage established in an incubator. Not HR&A study."

Member Lull: "Oh, okay. I'm sorry. My mistake. My mistake."

Chairman Kozakiewicz: "Okay."

Monique Gablenz: "This is a study-- a feasibility study that was funded back in 1995 when the concept of the business incubator at Calverton was originally proposed. The state financed the feasibility study to be completed. The feasibility study was provided, Councilman Kent, and this was some time ago, for you probably during your transition into office. So, I think you probably do have a copy- "

Member Kent: "Okay."

Monique Gablenz: "-- all the Board members were provided a copy since they entered office."

Member Kent: "So back in '98 you're talking, I might have received a copy?"

Monique Gablenz: "That's correct."

Member Kent: "Can I ask a question on that, Monique? Was this the study done for the purpose of developing this site as it is now or was it done in- for existing buildings or- "

Monique Gablenz: "This feasibility study dealt with the question of just putting in an incubator at the Calverton property. This was before the Burman transaction was concluded. So that particular study did conclude attempting to try and use one of the existing buildings which is building (inaudible). That was the very, very large building so the cost of retrofitting that building for the purposes of this incubator would be extremely expensive. Since Mr. Burman is now in contract to buy that property, it's no longer a possibility."

Member Kent: "Can any-- I'm sorry, I don't mean to- can any information that's in the feasibility study be useful for the development of the current site or is- "

Monique Gablenz: "Oh, absolutely. Because it identified some

companies that were that were interested in the incubator, it identified the areas of those particular sciences that we might be able to attract companies to. It identified from conversations with various people in the field, professors, the education institutions, as to what are some of the technologies that are up and coming to be developed that could possibly come in and grow at this particular site."

Member Kent: "Go ahead."

Joan Griffin: "Okay. (Inaudible) the north side and not the south side by the sewage treatment area? They're going to have to be connected to sewage treatment?"

Chairman Kozakiewicz: "They will be making application to be connected to sewage treatment, sewer pipes, as well as connection to water."

Joan Griffin: "Can it go on the south side?"

Chairman Kozakiewicz: "Well, the ultimate location of the sewer plant won't be in the northeast."

Joan Griffin: "In how many years?"

Chairman Kozakiewicz: "Well, once we reach the gallonage flow necessary to make that transition. The current sewage treatment plant that's on the property, I believe it's 61 or 62,000 gallons per day- 65- is going to be operational and continue. However, once that's exceeded the plan that's been put in place by the Town CDA, is to relocate a sewage treatment plant north of the groundwater divide in the northeasterly quadrant of the property."

Member Kent: "It would recharge the groundwater- "

Chairman Kozakiewicz: "It- the idea is to have any recharge, any waste, going northerly, not towards the river."

Joan Griffin: "Okay, thank you."

Chairman Kozakiewicz: "You're welcome. Is there anybody else who would like to address us? Rita Hodun, please."

Member Densieski: "Rolph, did you have your hand up before?"

Chairman Kozakiewicz: "Oh, I'm sorry. Yes, Rolph did. Rolph, Rita's coming up, Rolph. I'll get you next."

Rita Hodun: "Rita Hodun, Calverton. They have \$3,000,000 to put this building up and they have to meet specifications. Where is the rest of this money coming from? \$3,000,000 to put up a building is nothing today. And the state only gives them 25% funding. Where is the rest of the money coming from? And where is the money coming from down the road to upkeep this building? Nobody- there's no information. And why do they need 50 acres when they can put it on 10 acres? The people in this town can't afford taking property off the tax roll and putting it on a lot of people. This town is not a rich town. And we can't start giving stuff away. They're talking millions and millions and they're taking land from the poor people that worked all their lives and putting them out of their house. This is not fair."

Chairman Kozakiewicz: "So you would not want to bring SUNY Stony Brook to Riverhead, to Calverton, and have- "

Rita Hodun: "No. They have not said- right in the paper on October 30th, all the big things that's going up, to Queens, to Farmingdale, to Broad Hollow. It said nothing about Calverton and they still haven't said nothing about not growing the fish her or heating greenhouses with waste-- compost waste. Nobody is saying definitely that the composting isn't coming here, the fish isn't coming here. What are we getting? Nobody has sit down and say it right in the paper, this was all in the city, but nobody is saying now what- we're not getting it. What are we getting?"

Chairman Kozakiewicz: "Do you want to know what some of the type of uses are?"

Rita Hodun: "And where is the rest of the money coming from?"

Chairman Kozakiewicz: "Bio-separation technologies are one of the general uses. Sensors which Yackov Schumach did mention the technologies in bio-sensors or sensors, process controls, hydroponic, (inaudible) systems. I understand there's some interest in hydroponic and (inaudible) systems coming in. Sterilization technology, food processing flavor technologies. These are all the types of industries that have expressed some interest in coming to the property."

Rita Hodun: "But can you guarantee that these companies are coming in there and not the fish and not the composting? That's a

guarantee? I mean they're looking at it but there's no guarantee."

Chairman Kozakiewicz: "These are businesses that have indicated an interest. This is the type of things that we're looking to- bio-technology, bio-science. Combining and meshing agriculture with bio-science is something that was mentioned in Newsday and if you had a chance to glance the Monday, October 30, 2000 edition of the Newday Business and Technology, there was a nice study about the bio-science, the fact that it's booming around the country and the problem that is being faced by a lot of these bio-technology companies in the State of New York is there is no coordinated body, and I'm quoting from the article by Michael Unger, no coordinated body at the state or regional level to spur technology fast enough to meet the pace of development.

This is something that I think is an opportunity that the town has to attract SUNY and the status of SUNY Stony Brook to the town to get bio-technology out here, get high paying jobs, to tie them into an industrial core development, and I think that's something that we have an opportunity here and we have to listen. As opposed to being nay sayers."

Rita Hodun: "Okay, Calverton wasn't mentioned. All that money was going up to Farmingdale, up to Queens. Calverton wasn't mentioned."

Chairman Kozakiewicz: "Well, there isn't presently a site at Calverton. That's what we're talking about. We're talking about the possibility and whether SUNY Stony Brook would be a qualified sponsor to come to the property and develop this incubator that's been proposed and discussed today- discussed here today."

Rita Hodun: "All right. Now, we have a conflict here. Now it's been discussed that they want to put a dirt race track. Now, this building has to be dust free. Now, we got a case over at Calverton now with all the sand mining going, we've got this case, people are getting sick and you want to put a dirt track next to the incubator. Now I find that a conflict of interest and they want to- "

Chairman Kozakiewicz: "Well, the question of the compatibility- I don't mean to cut you off- I don't mean to cut you off, but the question of compatibility of uses is a little bit off line. What we're looking to see is whether Stony Brook- SUNY Stony Brook should be and can be determined to be a qualified sponsor. Whether the redevelopment of this site as a business incubator and aquacultural and agricultural business incubator would be a proper

reuse of the property. And whether they qualify. That's the scope of tonight's hearing. You can- "

Rita Hodun: "But you're not looking at- they're not looking at all points here and what's going on. Over here you want to do one thing that's got to be dust free. Over here you're putting in a dirt track. That's a conflict and we're giving away 50 acres of land. You're talking about millions here and it just doesn't make any sense. These companies (inaudible) high tech jobs, why do some of these poor people- you're putting all the people out of their homes."

Member Densieski: "Rita, you point out that we're a poor community. And here we're trying to bring in high paying jobs with the State University of New York."

Rita Hodun: "At the poor community's expense. Yes. At the poor community's expense. Are you going to give them something back down the road?"

Member Densieski: "Yes. Good jobs."

Rita Hodun: "For who? The people- "

Member Densieski: "For the people that live in our community."

Rita Hodun: "High paying jobs? You guarantee my grandkids, my kids, my grandkids high paying jobs? Probably the only thing they can do is mow the lawn or wash the floors in that building. Are you going to guarantee it? Is anybody guaranteeing it that the Riverhead people- are the Riverhead people going to be the contractors that build this building? The architect wasn't from Riverhead. Who's going to build this building? Are they going to use our electricians, our-- "

Member Densieski: "It's probably going to have to- I would imagine it would have to go out to bid according to the state law."

Rita Hodun: "Oh, yes, it's got to go out to bid. But our people don't benefit from it. Riverhead, Calverton- "

Member Densieski: "Well, maybe they should bid then."

Rita Hodun: "Well, why (inaudible)."

Chairman Kozakiewicz: "Rather than get into a debate, Rita,

Mrs. Hodun, you're not- do you have any other questions or concerns about this particular proposal?"

Rita Hodun: "Where does the rest of the money coming from? \$3,000,000 is nothing. Where is the rest of the funding coming from?"

Chairman Kozakiewicz: "Stony Brook is- SUNY Stony Brook will be picking up the cost of the operation. As far as the year to year running of the enterprise, they receive rents obviously from the companies that are coming in to incubate, and there's \$3,000,000 presently which is available through NYSTAR (phonetic). There's also \$250,000 which is left over from last year's funding, and based upon their analysis, based upon their cost estimates, they feel they can get the job done within that amount."

I think if you're concerned about them being able to complete it, what you're asking us to consider and certainly it's something we should think about and discuss as the governing body of the CDA, is a reverter clause to see that they, in fact, do what they're suggesting that is- they want to do with the property. So, that's the way we can address that question."

Rita Hodun: "But we still have no guarantee that they won't be composting and they won't be fish growing there. And I'm not for that. Until I see it in writing that those things are not coming there, I'm not satisfied with it."

Chairman Kozakiewicz: "Okay, thank you."

Member Kent: "Rita, can I ask you a question?"

Rita Hodun: "Yes."

Member Kent: "Do you think that the \$3,000,000 is not enough to construct a 17,000 square foot building?"

Rita Hodun: "Absolutely. For what- they're got to put fire walls and meet the code- no, that's only going to touch it. That \$3,000,000 is nothing. They spent \$500,000 (inaudible). What's \$3,000,000 to build a building today? Nothing, absolutely nothing."

Member Kent: "Can I ask a question of somebody from SUNY Stony Brook regarding and kind of in furtherance of what she's suggesting? I can see that maybe it might be enough to build a building but you have to also equip the building. We're talking about high technology

equipment. Is there going to be subsequent funding for that type of investment?"

Lewis Jackolone: "My name is Lewis Jackolone, (inaudible) Architects. We're the architects for the project. Our estimates included the equipment and fit out for the project and for the building to be complete, including meeting all of the codes that are required for us to meet basically the New York State code that we follow. So the \$3,000,000 that was allocated for the project will be sufficient to build this building."

Member Kent: "And for the equipment. Because I just did a quick math, you know, \$3,000,000 for 17,000 square feet would be \$176.00 a square foot."

Lewis Jackolone: "Correct."

Member Kent: "Generally I know these types of municipal buildings, we've been using about \$175 a square foot for the construction. What about the high tech equipment?"

Lewis Jackolone: "What we do in an incubator is different than what would occur in a research laboratory. In a research laboratory, you would provide a great deal of the equipment for each of the research laboratories. And if you (inaudible), tremendous amount of (inaudible) and other types of research equipment that is specifically designated in that particular research building.

In an incubator, we- because of cost and because of the nature of flexibility meaning that potentially every three years we can have a different company doing a different type of research in that particular room, we provide what is necessary for basic research which is a minimal amount of equipment which is shown on the drawing and then each of the companies will bring in their own portable equipment or their own types of specific equipment that's needed for their particular research. When they leave, they take that with them and another company will come in and bring different types of equipment. However, the basic equipment, (inaudible), central gas, a certain amount of case work, sink, water, all of that is there but we don't fill the room with that equipment and if you look on the plans, you'll see it's fairly minimal.

So for that amount of money, we're providing basic equipment, not a fully equipped research laboratory. And our estimates have indicated we will be able- we will build this building for that

budget. Thank you."

Member Kent: "Thank you."

Chairman Kozakiewicz: "And, no- I had- I promised Rolph I'd let him come up next. Rolph Kestling, please."

Rolph Kestling: "Rolph Kestling, Wading River. Actually I was going to pass up on- I've got a hell of a lot of questions but you said this hearing is the consideration for the qualified eligible sponsor. So all you're talking about, are they eligible? Sure, they're eligible. Sure they're probably qualified."

Member Lull: "That's the step we have to take."

Rolph Kestling: "But the question- what are all these pretty pictures here, picture of a building, they forgot to paint in the trees. I mean all we're talking about is are they eligible. But yet you keep going back to other things."

Member Lull: "No, we're not."

Chairman Kozakiewicz: "I'm trying to not go onto other things."

Rolph Kestling: "I mean I've got a lot of questions."

Member Kent: "But we do need a concept- we need a conceptual idea of what they are proposing."

Rolph Kestling: "Well, it's a painting, it's a drawing- "

Member Kent: "Well, we have to decide that what they want to do is- it meets our goals, meets our goals."

Rolph Kestling: "Well, then if you want to know what they want to do, then you should- we should be able to ask the question. How much town services will this take? They've got- they're asking for 2,000,000 square feet for a 16,000 foot building. 2,000,000 square feet. That don't make sense. They've got three acres did he say down in Stony Brook?"

Member Kent: "Ten."

Chairman Kozakiewicz: "Ten."

Member Kent: "Ten acres."

Rolph Kestling: "Of course. Now they're asking 50 acres for a 16,000 square foot building. That's going to take a lot of town services. And don't go giving me the baloney about the high tech jobs. All they'll have- listen, we've got a bunch of potato pickers here, clam schuckers and things like that. I mean, let me go into the real live world. You're hanging onto \$3,000,000 which how much is profit, how much goes into the building? Somebody's got their hand in the pocket. Come on. Give us a break."

Member Kent: "How many years in the garment district?"

Rolph Kestling: "Pardon?"

Member Kent: "How many years did you work in the- "

Rolph Kestling: "I worked 30 years in the garment district. And I know the people and I can tell you a couple of people that, you know, if you open your mouth too much- "

Member Densieski: (Inaudible)

Chairman Kozakiewicz: "Thank you. Ann Miloski."

Ann Miloski: "My name is Ann Miloski, Calverton. I had an opportunity to visit this incubator and we actually took a tour of it. Now the incubator at Stony Brook is really high tech and is very nice. But I think that for this area here, the type of feasibility study that Monique did, first of all, it should be where the sewer treatment plant is now. And this is why I (inaudible). It should be- instead of being on the north side, it should be on the south side where the sewer treatment plant now is. This proposal for the (inaudible) property needs to be by a sewage treatment plant. They will be working on biological studies, pesticide studies, and bacterial studies. The treatment plant already in place at the site is good until (inaudible). It has the possibility to be updated."

One of the environmental technologies that they could do at this incubator site would be to study the upgrading of the present sewer plant so that we don't have to start another sewer plant. And the other thing, if they're going to build within a year or two, are we, as taxpayers, going to have to put the new sewage treatment plant over to the north side for them? I don't think that's necessary. I think if they were on the south side where the present sewage treatment

plant is now and if you gave them 25 acres to start and leave 25 acres on the side, if they become very good at it and it brings business in, then give them the other 25 acres. But I think 50 acres to give away free for us for this town of Riverhead is a little too much. Thank you."

Chairman Kozakiewicz: "Thank you."

Ann Miloski: "And one other thing I want to say that really upsets me is page 73 of the study, waste management (inaudible), the manufacturing of waste, garbage, recycling, reduction of composting material, blood composting are recommended for Calverton. The report said that these uses would not impeded development of other projects. Why would we want to put golf courses and good things there if we have this on page 73? That kind of upsets me and I want to be sure that they're not going to do something like that. Thank you."

Chairman Kozakiewicz: "I can't see the hand. Come on up, I mean, who it is. Okay."

Marilyn Binder: "Marilyn Binder, Calverton. Ed, I want to address you first because we were in the middle of a conversation about this before on the high tech jobs. When you say high tech jobs, when you look at the ones in Stony Brook, most of the scientists-- there are only two people that are not scientists (inaudible). Well, supposedly from the tour that the girls took, that- those people- they were scientists. The high tech jobs- we would like you to specify what kind of high tech jobs- "

Member Densieski: "I wouldn't mind a couple scientists in the neighborhood. It would be all right with me. Why not?"

Member Kent: "Sure, Baiting Hollow."

Member Densieski: "Why not?"

Marilyn Binder: "So that you're talking scientists within Riverhead. Okay. I'd like to know if they are going to give something back to the community. Since this is a state run facility, will they be giving us money towards our schools which would be very nice. Or towards Riverhead taxes?"

Member Densieski: "No. They won't be on the tax rolls."

Member Kent: "They can contribute in other ways. Maybe to the

high school to the science curriculum or something."

Marilyn Binder: "Yes. Will they be doing that? That's what I'm interested in knowing."

Chairman Kozakiewicz: "Mr. Schumach, Yackov Schumach can answer that question."

Yackov Schumach: "One thing I would like to bring up is that when these companies graduate from this incubator, they are going to be moving right here. They're not going to go anywhere because a lot of the employees are going to be living here and so the payroll, the tax payroll would increase because they're moving out of the incubator into the industrial park or- "

Member Densieski: "Into the private sector."

Yackov Schumach: "-- into the private sector. Absolutely. It's really- it's called an incubator."

Member Densieski: "Is it all-- "

Yackov Schumach: "An incubating company."

Member Densieski: "I'm sorry, sir. Is it all physicists? Do you have lay people and- "

Yackov Schumach: "We have- one of the companies, in fact one of the ones that is about to graduate, is headed by a person who just- who's a graduate from New York Institute of Technology (inaudible). Most of the people that work for him are, in fact, students, young people, and he's about to graduate. In fact, he's just getting financing within the next- this week in fact. Some major financing that's coming through and, therefore, he's going to move. Now, he doesn't want to move out of Stony Brook and the reason he doesn't want to move out of Stony Brook is all the relationships that he has established with people in that incubator, people nearby in the area at the university. He would love for us to have an industrial park right next to the campus so that he can just walk across.

And that's what you have the ability to do here with this incubator. You have this great space that's available to you for a major industrial park. It truly is an incubator. Just seeding and then things are going to grow out of it."

Member Kent: "Are you providing any opportunities to local high schools to maybe serve as lab assistants?"

Yackov Schumach: "Absolutely. We have, in fact, not just in the incubator, we actually even have them on campus in our recent (inaudible) also. We- in fact, Stony Brook has the largest number of Westinghouse semi-finalists in the country. In fact, we have high students that work with faculty- with incubator companies at Stony Brook. And so that same thing would happen here. That would be (inaudible). Thank you."

Chairman Kozakiewicz: "Thank you."

Marilyn Binder: "One more question. You were attached most of the time to particular colleges, like Stony Brook-- universities- like Stony Brook. You also have one in Silicon Valley in California. We do not have a university here that's going to be attached to it, even though you are attached to it in Stony Brook. They are going to be coming from Stony Brook- "

Chairman Kozakiewicz: "Mrs. Binder?"

Marilyn Binder: "Yes, sorry. They're going to be coming from Stony Brook here. We don't- we're not a college here. We don't have a college on the grounds. And- "

Chairman Kozakiewicz: "I think that's sort of the idea that if we can establish this incubator and work with existing commerce- work with out existing agricultural businesses, the aquacultural businesses, SUNY will, in fact, develop a curriculum and develop a campus so that there will be a school anchoring as well. So I think that's part of the idea."

Marilyn Binder: "Is that the Board's idea or is that the incubator's idea?"

Chairman Kozakiewicz: "Well, I think it was their idea but I think it's- I would welcome it. I'd love to see Stony Brook- SUNY Stony Brook come here and have their presence in the town."

Marilyn Binder: "Absolutely. I think we could use that tremendously. But I really wanted to know what they were going to give us for this wonderful 50 acres? I think it's a great idea but I think they should give us something back, too."

Chairman Kozakiewicz: "Thank you. Joe Gergela, please."

Joe Gergela: "Good evening. My name is Joe Gergela, Executive Director of Long Island Farm Bureau. A little bit of history for one of our- my friends here tonight and they're raising some legitimate local citizen issues. But a number of years ago when this concept started, myself, Bill Sanack (phonetic) from Cornell Extension, there were a number of other people that worked together with Monique and Senator LaValle in kind of identifying this concept and recognizing that there may be a potential for such an incubator for agricultural and an aquacultural technology. This is going back six, seven years ago, maybe even eight years ago we started talking about it.

Certainly the Farm Bureau supports the concept and we're supportive of it. We think that Stony Brook, by all means, should be involved with such project and it would be a good thing for the town.

As an example, many of you are familiar with the fact that we have a lot of horticulture out here. And just think about the Town of Riverhead that we have several world class operations like Ivy Acres as an example. Ivy Acres has robotic technology that was developed right in Calverton. Richie Harrison and some of the engineers that when Grumman left Calverton, they worked together and developed robotic computer systems for the greenhouse industry. It's now being sold all over the world.

Those are the types of companies that we would like to see possibly locate here, work with Stony Brook, work with Cornell. The lady said about that we don't have a college or a university in this town. As far as a main campus of a university, that's probably true. But we have Cornell Research Laboratory right on Sound Avenue in Riverhead. We would like to see them collaborate and work with Stony Brook, with other institutions in bringing these types of good ideas and good concepts to the town and get new businesses, (inaudible) businesses started here, then move into their own space and start new companies in Riverhead.

Clean industry, compatible with the town. (Inaudible) high tech people, yeah, we do have a mixed community. Not everybody here is a college graduate. There are places for those people in such a facility.

So I would ask people to think of this with an open mind that this- there is a lot of opportunity, a lot of potential. In agriculture, some of the things that we're doing at a higher level

with Cornell and with government, for example, bio-technology genetic engineering. In the papers recently, you probably heard that the Senate and the Assembly of the State legislature have been holding hearings regarding such technology. I could envision that companies that want to develop new seeds for us to grow more environmentally compatible fruits and vegetables who would want to work with Cornell and develop companies out here to do some of that kind of research and then produce seeds here. There's all kinds of potential technology.

So, look at this with an open mind. Certainly the issues of the people that live in Calverton, that live in the town, they've got to be dealt with. But the concept is what is important. That's what this hearing is about, is to support the concept and do we support Stony Brook playing a role in it. My answer, representing the Farm Bureau and the farm community, is that yes, we embrace that.

We think that there's a lot of potential. We have a good Town Board, that will work through all these issues as part of this. But the important thing is the concept. So, don't lose the forest through the trees. I think that you're on the right path here and we firmly support it. Thank you."

Chairman Kozakiewicz: "Thank you. Anybody else who would like to address the Board? Bobby Goodale."

Member Densieski: "I'd like to add one thing to what Mr. Gergela said. Not only is it going to be beneficial and incubate new businesses, but it's going to help existing people that are there now. People in the agricultural community are going to be able to draw knowledge and expand their farms and businesses due to the incubator. So it's going to help the existing people. The clam shuckers and the potato pickers or whatever they said before, I think those people are going to benefit from it also."

Chairman Kozakiewicz: "Bobby?"

Bobby Goodale: "Yes, Bobby Goodale, Chairman of the Riverhead Development Corporation. I'm here today to support the Stony Brook application as a sponsor for the development of this project. I think we have to understand exactly what we're trying to do here on the Calverton facility. We have already designated up to 3,000,000 square feet, potential 3,000,000 square feet, some of it's there, 2,000,000 more that can be built, industrial area on Calverton.

There is some talk that we need more, that we should save more of

the property on the site for industrial development. Industrial development. Just because you zone it industrial doesn't mean that the businesses line up, come and fill space. What we have to do besides doing the zoning for the place to recreate an economic base for the Town of Riverhead on the Calverton facility, we need to invest in the welcoming of potential businesses in that site.

I cannot but believe there is not a better investment than the Town of Riverhead can make in that endeavor which is not for tomorrow, it is not for the next day, but for the quality of economic life in the Town of Riverhead for the next 50 years and beyond than to invest this acreage for this purpose run by Stony Brook University, taking-- starting from what we have out here in terms of agriculture, and other industries which are already here and using them as a base so that we can be a center for a scientific growth based upon these industries.

This is an investment. The State of New York has made an investment in this. Stony Brook is making an investment in this long range economic development project for Riverhead. These are not the companies. We're not talking here about companies here. We're talking about places where companies develop. Once they develop, then they become, and we have the space for where they become taxpaying companies for the Town of Riverhead.

It is not a simple process to think that we can attract the kinds of industries that will provide the foundation brick for Riverhead's economic development by just simply zoning land industrial. That can be done easy. This is a plan that if it works and, of course, any investment has risks but if it works, it will provide an avenue for the establishment of companies on that zoned land industrial in- within the- on the (inaudible) site.

I cannot but believe that this is a great opportunity for the Town of Riverhead to take advantage of the expertise of Stony Brook and what we should be doing is figuring out ways to attract Stony Brook out here starting with this and adding to it so that, hopefully, one day 50 acres will be seen as not nearly enough. And it is something that we have to see in the basis of the long term development of this town and there is- and as I say, if you can get over the short term problems of which there will be many, get over the fact that we're giving land away, it is- cannot be short sighted about it. We've got to take the long term view and we're investing that land for the future commercial industrial development of the Town of Riverhead. Thank you."

Chairman Kozakiewicz: "Thank you."

Member Kent: "Can I ask you a question? Bob, I'm sorry, just to clarify one thing."

Bobby Goodale: "Yes."

Member Kent: "You said the RDC supports this project."

Bobby Goodale: "No, I did not."

Member Kent: "Oh, I thought you did say- "

Chairman Kozakiewicz: "No, he said- he identified himself as (inaudible)."

Bobby Goodale: "I am supporting this project. The RDC has not- has not taken a position on this."

Member Kent: "Are you speaking as an individual?"

Bobby Goodale: "Yes."

Member Kent: "Okay. You said that this acreage for this project. When you refer to this acreage, do you mean this particular site located at the 25 and 25A or do you mean that this acreage meaning 50 acres?"

Bobby Goodale: "Well, certainly I mean first and foremost 50 acres. I can understand and I can understand the concern, well, maybe you could find 50 acres on the property that would not be as potentially valuable as this 50 acres. I would say though in that regard is that if Stony Brook- its aim is to attract university to Riverhead in a major way, part of that attraction is going to have to be for them to- from their own point of view, to have a certain visibility in this community and I think that's why they feel the necessity of being visible on 25 as an important aspect of developing the site.

In the course, you know, in a way for this project, you could find as I say five, ten acres perhaps. We're not interested, I don't think, I'm talking about five, ten acres to put up one building. This is hopefully, hopefully, the start of something much greater than that and if that is the perspective that you take on it, then I would say that it's worth the 50 acres that has the kind of commercial exposure

on 25. I know it's a trade off, and you could certainly differ on it. I believe it is-- part of our investment would be the investment of that kind of acreage for this project which we would hope would only be the start of what would develop over the years. Again, but my opinion."

Member Densieski: "Thank you, Bob."

Chairman Kozakiewicz: "Thank you. Sid Bail."

Sid Bail: "Sid Bail, President of the Wading River Civic Association. We are generally familiar with the idea of an incubator. I remember like five years ago- maybe it's going closer to six, Joe Janoski- talking about the concept. I think it grew out of- one of the things was the cargo port proposals and people said if it's going to be a cargo port, can we come up with other good ideas for the site. And Senator LaValle and Joe Janoski, and Monique Gablenz were among those people who started the process."

We support the concept. But the only thing that worries me, you know, bothers me, we discussed this at our meeting, were some unanswered questions and they remain unanswered. Maybe it's as you say, is Stony Brook suitable to be- how did you describe it?"

Member Densieski: "Sponsor."

Chairman Kozakiewicz: "Qualified sponsor."

Sid Bail: "All right. But the short term problems that Bobby Goodale was alluding to and the questions that Rita and Ann and the others, when will those issues be addressed in the process? What comes next after the public hearing? Or is that, you know- you didn't have answers to all of the issues that were raised here."

Chairman Kozakiewicz: "What comes next would be- we'd have to decide upon the question that's being discussed here today, whether they should, in fact, be determined as a qualified and eligible sponsor. We would also expect that at some point we would draw up a document determining and setting forth the terms of the conveyance of the sale if that occurs. They would be coming back to the Town Board in the Town Board's capacity for an application for a sewer extension and for a water extension, at which point in time more specifics about the project would come out, what they expect their wastewater flows to be, what they expect their water demands to be and during the contractual discussions, we could get into the details of reverters or

the existence of reverters to assure that what Stony Brook intends- SUNY Stony Brook intends to do as far as establishment of a 17,000 square foot incubator is, in fact, adhered to and complied with."

Sid Bail: "I just- just so that the issues that the folks from Calverton are addressed somewhere along the process, they are real issues, and, you know, they weren't hearing any answers. And, you know, from you- "

Chairman Kozakiewicz: "Well, I think I heard that there's not going to be a major composting facility in a 500 square foot room is what I heard."

Sid Bail: "As I said, we'd like to see something happen very positive at Calverton. I remember seeing articles in the New York Times mention Senator LaValle saying that so far there's been a lot of talk, talk, talk as to Calverton and I think this is a step in the right direction but with addressing the concerns of the folks who are from Calverton. Thank you very much."

Chairman Kozakiewicz: "Thank you. All the way in the back, standing up. No, behind you."

Eve Kaplan: "I am- "

Chairman Kozakiewicz: "There you go."

Eve Kaplan: "I am Eve Kaplan. I'm with the North Fork Environmental Council and we'd like to say that we definitely support the idea of SUNY setting up an incubator at Grumman but (inaudible) needs to be done right and we would suggest that if someone might be interested in considering alternative locations on the property, that they might want to put this industrial- actually facility in industrially zoned property and not in recreationally zoned property, maybe make better use of that road front."

If they would like to go through- if you would like to go through (inaudible), then we would support the idea of doing an impact statement, what the impacts on the town would be of giving away that land and that actually is in agreement with the Town's own Planning Department, something Rick Hanley has mentioned at a previous town meeting. So, thank you."

Chairman Kozakiewicz: "Thank you. Yes."

Nick DiPierro: "Nick DiPierro, resident of the Town of Riverhead. Isn't this hearing just a formality? The way I understand it, didn't Senator LaValle give the Town of Riverhead a deadline to accept the \$300,000 as to whether we should have an incubator at Calverton?"

Chairman Kozakiewicz: "No, no. The- if we're- no, he has not given the town a deadline. There was some concern that we take some action by at least having this public hearing and moving forward to see whether there's an ability to make it work or not. The funding is there. There is also a great deal of other funds that are also set aside by the state and by this corporation called NYSTAR to administer bio-tech funds.

There's still a lot of things that need to be done before this is a done deal, but this is a step that needs to be taken under the General Municipal Law to determine, again, whether they are, in fact, a qualified and eligible sponsor."

Nick DiPierro: "I don't think there's any question as to whether they are a qualified and eligible sponsor. We'd all love to see the incubator here but apparently this isn't a hearing to have questions asked like some people want to ask questions. I want to ask a couple of questions like about the road- roadway improvements. I know a question came up before about whether Stony Brook would be giving anything, you know, they're going to be bringing jobs but there is also such a thing as pilot payments that Assemblywoman Acampora wanted Wildwood State Park, you know, the State of New York committing something to the Town of Riverhead, and Stony Brook is great to have and the possibility they could have a university here some day.

But I don't really agree that they have to have the visibility. If it's going to be such a great thing to have, which it is, why would they have to have 50 acres of a choice piece of the property that's worth anywhere from one and a half million to two million dollars in today's market and probably going to increase after this incubator gets here.

And what was said once before. I'd like to know the definition of what our region is. Our region could be all of Suffolk County, not necessary the Riverhead town. There's no guarantees. But, again, I'm not putting it down because of the lack of a-

Chairman Kozakiewicz: "The concept of the incubator you endorse. It's just questions that you have with regard to location

and certain other like road improvements issues."

Nick DiPierro: "Right."

Chairman Kozakiewicz: "Okay."

Nick DiPierro: "Okay, thank you."

Chairman Kozakiewicz: "Okay. Helga Guthy."

Helga Guthy: "Helga Guthy from Wading River. I guess I have those same concerns and the people I've spoken to also. They love the idea. I was also around when we were talking about Calverton, the jetport and all that. This was a concept at the time which, you know, at that time all this was done whoever was on that study thought it was a great idea and approved of it."

I do question the property, especially since we do need the tax base very badly. That this is apparently one of the most expensive areas. I don't see that it has to be put in that spot, but one question that hasn't been brought up also is since it's a gift, what happens to the property if and when they chose to leave. Does it revert to the town? Can they sell it and do what they want with it? How would that be handled?"

Chairman Kozakiewicz: "We have not got that far in our discussions with that aspect. That's something that we can discuss and take up with SUNY. I think that their goals obviously are not to leave. If anything, their goals are to come here with the incubator and expand and become a consistent and constant part of the town and have a place in the town. But, your questions are- "

Helga Guthy: "I assume that, I mean certainly their plans wouldn't be, you know, to be here temporary- "

Chairman Kozakiewicz: "Right."

Member Densieski: "I think you're asking that, you know, they say they come here with an incubator. You want to make sure there's not going to be a state yard with highway trucks there on the same property."

Helga Guthy: "Whatever. But, you know, that the town, if they leave or whatever they do, you know, I don't know if they can go bankrupt or whatever could happen, I don't know- but that the town

would get to decide on what happens to those acres, whatever, rather than another entity no matter who it would be, you know. Thank you."

Chairman Kozakiewicz: "Thank you. Anybody else who would like to address the Board? Get this gentleman in back and then I'll bring you up, George."

Andrew Keevney: "Hi, Andrew Keevney, I live over in Calverton and I work at CW Post. I drive a long way to get to CW Post and I hold a good job out there. I'm the manager of the telecommunications for the entire university and I hear a lot of people quibbling about what are they promising us, what are we getting out of it. The gentleman said it perfectly before. There's no guarantees. If you want good jobs, you want opportunities, these gentlemen are offering it to you. And, of course, they qualify. Of course, they qualify."

It's a great university. They've done a lot for Stony Brook and they can do it for you. Are you taking a big chance? No. It's almost a guarantee that they are going to do a lot for this community. That's all I have to say."

Chairman Kozakiewicz: "Thank you."

Member Densieski: "Thank you."

Chairman Kozakiewicz: "George Schmelzer."

George Schmelzer: "This land is tax- would be tax free?"

Member Densieski: "Yes."

George Schmelzer: "If it need an additional sewer or water supply, who's paying for it?"

Chairman Kozakiewicz: "They would."

George Schmelzer: "Are you sure?"

Chairman Kozakiewicz: "Yes."

George Schmelzer: "What attracts people to come- the state freebees, the free stuff?"

Member Densieski: "They have shared services, that's what attracts them coming in, to share knowledge."

Chairman Kozakiewicz: "George- George, are you in favor of this proposal or are you opposed to this proposal?"

George Schmelzer: "I don't know anything about it so that's why I'm listening."

Chairman Kozakiewicz: "Okay, well, they're looking to establish an incubator, an aquacultural, agricultural incubator. The design concept is up in front of the Board room as far as what they're proposing and what they've had their architect design for them. The question is whether we should- whether SUNY Stony Brook would be a qualified and eligible sponsor under the General Municipal Law. What's being looked at by the Town Board as governing body of the Community Development Agency and whether we should so act. I guess the question is do you have questions in that regard?"

George Schmelzer: "Well, yes, let me try. Must be a lot of freebees in this otherwise what would attract people, like sugar attracts flies, you know. If we had 100 (inaudible) interested in this, how many would be expected to stay around here later?"

Member Densieski: "I think- I think the- "

Chairman Kozakiewicz: "You mean how many of the graduates would stick around later? The companies that are being incubated?"

George Schmelzer: "Are they companies?"

Member Densieski: "Yes."

Chairman Kozakiewicz: "They are- "

Member Densieski: "They're businesses. Tax paying businesses."

Chairman Kozakiewicz: "They are start up companies. They are companies that are research and development in some cases, they sign lease arrangements. As pointed out with the SUNY- the Stony Brook incubator, they have a 36 month graduation period and then they move on and they occupy other space."

George Schmelzer: "I've got an incubator at home."

Chairman Kozakiewicz: "This is a business incubator. This is not a for duck eggs."

Member Densieski: "Not for duck eggs."

George Schmelzer: "Yeah, but it's- a couple years ago in the previous administration when this thing started (inaudible) to it, they guaranteed we (inaudible) with the private land within the town. You are trying to do everything for the town land spending taxpayers money on every deal you can get. You don't give a damn about private land. Look at 58, all the trouble they have trying to develop it. Are you going to have that trouble here, too?"

Chairman Kozakiewicz: "The level playing field and that whole discussion, I don't see how it's relevant to the question of whether SUNY Stony Brook should be determined to be a qualified and eligible sponsor."

George Schmelzer: "(inaudible) playing field. Why not? Really. No answer. I didn't expect an answer."

Chairman Kozakiewicz: "Thank you, George."

George Schmelzer: "Everybody knows what a PhD means."

Chairman Kozakiewicz: "George, if you could, could you limit your discussion to the question that's before the Board whether- what- are you in favor of what's being proposed or are you opposed to it?"

George Schmelzer: "I've been listening- "

Chairman Kozakiewicz: "I'm asking a simple question. I'm turning the tables. Are you in favor of what's being discussed- okay."

George Schmelzer: "I don't know. I've got to learn more about it."

Chairman Kozakiewicz: "Well, then ask a question that's relevant to the topic."

George Schmelzer: "That's what this meeting is for, isn't it?"

Chairman Kozakiewicz: "Yes, sir. Ask a question that's relevant."

George Schmelzer: "You- "

Chairman Kozakiewicz: "As opposed to asking me what PhD means. Ask me a question that's relevant to the question of whether SUNY Stony Brook should be a qualified and eligible sponsor and I will try to respond. I- "

George Schmelzer: "I ask about a level playing field, and I get no answer."

Chairman Kozakiewicz: "We feel and we're going to have to discuss this, that having the presence of SUNY Stony Brook, their status, their capability, their background to manage or operate an incubator is something that-- "

George Schmelzer: "I heard that before."

Chairman Kozakiewicz: "-- and I'm trying to respond to your question."

Member Densieski: "Hey, George?"

George Schmelzer: "What?"

Member Densieski: "If we don't do the business incubator, somebody else is going to and then our industrial park is going to be competing against it. Better think about that."

George Schmelzer: "Yeah, people come here on these freebees, I said how many do you expect to leave out of 100, how many will stay out of 100?"

Member Densieski: "From what he said, it's a pretty high percentage."

George Schmelzer: "What?"

Member Densieski: "Well, out of- I think it was 25- "

Chairman Kozakiewicz: "You may have not been here when Mr. Finkel was discussing that- "

Member Densieski: "Out of 23, three left?"

Chairman Kozakiewicz: "Of 25 graduates, three left the area."

George Schmelzer: "What did the rest of them do, fold up or

stay?"

Chairman Kozakiewicz: "The rest of them stayed."

George Schmelzer: "Yeah? Where is this?"

Chairman Kozakiewicz: "This is the present incubator at the Stony Brook campus."

George Schmelzer: "What are they- what kinds of businesses are they in?"

Chairman Kozakiewicz: "It's high tech."

George Schmelzer: "High tech covers a lot of things."

Member Densieski: "Right. A lot of things."

Chairman Kozakiewicz: "Well, there was a whole discussion. We went through this earlier and there was a presentation in that regard."

George Schmelzer: "I wish you'd do something- about the private land doing something, too. You've got (inaudible) town land; you've got free taxes, free this, free that. And everybody has to pay for it. (Inaudible) playing field. Okay."

Chairman Kozakiewicz: "Thank you."

George Schmelzer: "You're very welcome."

Chairman Kozakiewicz: "Anybody else who would like to address the Board? Would- yes."

Member Kent: "Bob, I just want to mention something. Phil Cardinale had given me- he couldn't be here tonight and he had given me a statement that he wanted to have read into the record which I have turned over to the Town Clerk's Office and I believe- "

(From the audience): "Can't hear you."

Member Kent: "Councilman Cardinale couldn't be here tonight, he had to go to England. His son is receiving an award at Oxford University. Prior to leaving, he handed me a statement that he wanted to have put into the public hearing record. I have turned that over

to the Town Clerk and he's going to speak to us. I believe he's about boarding a plane right now for London so he's going to be speaking to us from London. Too bad he can't do it via satellite but- "

Member Densieski: "Too bad."

Member Kent: "But he just asked me to have the Clerk read it into the record and I have turned- "

Member Lull: "We'll still be here by the time he gets- "

Member Densieski: "Is it a long one?"

Member Kent: "It's a page and the top, you know."

Chairman Kozakiewicz: "Can we just have it deemed admitted into the record?"

(From the audience): "No, no. We wouldn't hear it."

Member Kent: "No- "

Member Densieski: "Let him read it. Let him read it."

Chairman Kozakiewicz: "Fine. We'll have it read."

Member Kent: "He asked me to have it read. He left me a little note. I think I also gave that to Barbara."

Melissa White: (Read the letter into the record)

"To: The Public and Members of the Town Board."

(From the audience): "Can't hear you."

Member Kent: "It's the other one. I'm sorry, Bob."

Chairman Kozakiewicz: "Even when he's not here he still annoys me."

Melissa White: (Reading the letter)

"The pending proposal to locate a Stony Brook University owned "Business Incubator" in the recreation zone of the Grumman parcel raises important questions.

1) Why the proposed location: 50 acres on Route 25, 500 feet west of the entrance including 900 feet of road frontage- - - land conservatively valued at \$1.25 million to be gifted by the Town to the State?

2) Why not locate on the south side of the property off Grumman Blvd. on land which the Town cannot use or sell because of Wild Scenic River Act restrictions, but which the State could use since it is permitted to supersede these regulations?

3) Why 50 acres for one 17,000 square foot building ... particularly since Stony Brook's current incubator in Brookhaven sits on five acres?

4) Since New York State is superseding the Town's recreational zoning of this property and placing it in an industrial/commercial use, will it also disregard the requirements of the State Environmental Review Act and the site plan provisions of the Town Code?

5) Since the State will receive the land for nothing, pay nothing in property taxes and receive substantial concessions in regard to other taxes from the Town Industrial Development Agency, will there be any annual payments in lieu of real estate taxes by the State University?

6) Exactly of what is the Town assured in consideration for its generosity? We are told that maybe the baby incubator companies will grow up and move into the industrially zoned Berman owned area of the property, (or maybe these grown up companies will move back to Stony Brook or to California); maybe the incubator will fully rent (or maybe not, in which case it will necessarily change to another use, which use, whatever it is will also supersede town zoning; maybe a college course will one day be taught there by Stony Brook State University and be available to Riverhead residents (maybe not). The Town is left with speculations, not commitments.

7) Who is to be accountable for this project? IDA? Stony Brook University? New York State? Why is the Town proposing to transfer the property to the Town IDA if it is Stony Brook University which will own it, operate it, and be responsible for all operating losses?

8) What will really occur at the incubator under the auspices of environmental technology? The 1995 Calverton Business Incubator Feasibility Study written by Monique Gablenz (then a Stony Brook

employee) on page 68 defines environmental technology to include "solid waste management, collection, transportation, transfer stations, disposal and land fills." On page 36, the Study suggests "The Calverton site may be ideal (for construction of an East End Municipal Solid Waste Composting Facility) because of its isolation from residential communities." This use is strongly recommended by Ms. Gablenz in the study at pages 71-73. Incredibly, the Study goes on to suggest that these uses would not impede the development of other projects on the Grumman parcel.

Let's try something different this time before making this important municipal decision. Phil Cardinale."

Chairman Kozakiewicz: "Anybody else? All right."

Member Lull: "I would respond to Phil but he didn't say whether he was for or against it, the issue."

Chairman Kozakiewicz: "If not, what we'll do is we'll keep it open for any written comment until the close of business one week from today, which would be next Wednesday. Okay. Thank you. Next Wednesday. And at this point in time, I declare the public comment period closed, the time of 8:35 having arrived."

Public comment period closed: 8:35 p.m.

Barbara Stanton
town Clerk